UNITED STATES BANKRUPTCY COURT DISTRICT OF NORTH DAKOTA

In Re:	Case No.: 25-30004
The Ruins, LLC,	Chapter 11
Debtor.	

JOINT EXHIBIT LIST (RE: MOTION TO CONVERT)

Debtor The Ruins, LLC ("Debtor") and Creditor Red River State Bank ("RRSB") hereby provides the following Joint Exhibit List with respect to the following matters set for hearing on **November 3-4, 2025:**

- **ECF 109** Motion by Red River State Bank to Convert Case from Chapter 11 to 7
- ECF 131 Joinder by Watertown Development Co to RRSB's Motion to Convert Case from Chapter 11 to 7
- ECF 143 Objection to Motion to Convert filed by Debtor The Ruins, LLC

EX. NO.	DATE	WITNESS	DESCRIPTION	W I L O R M A Y	* S T I P U L A T E D	O F F E R E D	B J E C T I	S E R V E D	V E R U L E	U S T A I N	I T H D R A W	E C E I V E D
			<u>Amended</u> Proof of Claim No 1 (Ruins) filed on 9/12/2025	W	X							
ECF 84			Affidavit of Charles Aarestad re: First Ruins Note [ECF 84]	W	X							
ECF			Affidavit of Charles Aarestad re: Second Ruins Note [ECF 85]	W	X							

85						
ECF 86	Affidavit of Charles Aarestad re: Third Ruins Note [ECF 86]	W	X			
ECF 87	Declaration of Daniel Otto (President, D&M Industries) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 87] Exhibit A – Recorded Statement of Claim for Mechanic's, Materialmen's or Laborer's Lien on Real Property dated 2/14/2023 Exhibit B –Payment Records, Invoices, Payment Applications, and Lien Waivers for the Ruins Project [RRSB Ruins 03688-03758]] Exhibit C – Payment Records, Invoices, Payment Applications, and Lien Waivers for the Generations Project [RRSB Ruins 06048-06139] Exhibit D – Payment Records, Invoices, Payment Applications, and Lien Waivers for the Craig Lake Home [RRSB Ruins 03811-03917]	W	ΊX			
ECF 88	Declaration of Kristin Jensen (KLJ Engineering, LLC) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 88] Exhibit A - Craig Lake Home Invoices and Professional Services Agreement [RRSB-KLJ Engineering LLC SD Subpoena 0007, 0024-0034]	W	X			
ECF 89	Declaration of Roland Clausen (Clausen Construction) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 89] Exhibit A –Estimate and Invoices for Ruins [RRSB Clausen SD Subpoena 0007-0017] Exhibit B –Invoices for Generations [RRSB Clausen SD Subpoena 0025-0031] Exhibit C – Estimate and Invoices for Parkside [RRSB Clausen SD Subpoena 0018-0024, 0035-0037] Exhibit D – Estimate and Invoices for Lofts [RRSB Clausen SD Subpoena 0032-0034] Exhibit E – Invoice for Craig Lake Property [RRSB Clausen SD Subpoena 0038]	W	X			
ECF	Declaration of Rylan Ojala (Watertight, Inc.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 90]	W	X			

90	Exhibit A – Recorded Lien and Payment Applications 1-8 for Ruins [RRSB Ruins 03594- 03623] Exhibit B – Estimates and Invoices for Ruins [RRSB Ruins 04056-04081] Exhibit C – Payments for Ruins [RRSB Ruins 04049-04055] Exhibit D – Payment Applications 1-9 for Generations [RRSB Ruins 03993-04009] Exhibit E – Estimates and Invoices for Generations [RRSB Ruins 04046-04044] Exhibit F – Payments for Generations [RRSB Ruins 04010-04017]				
ECF 91	Declaration of Terry Stroh (T. L. Stroh Architects, Ltd.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 91] Exhibit A – Account Statement and Invoices for Ruins [RRSB-T.L. Stroh Architects SD Subpoena 0091, 0498, 0500, 0501, 0503] Exhibit B – Account Statement and Invoices for Generations [RRSB-T.L. Stroh Architects SD Subpoena 0399, 0486, 0488, 0490, 0492] Exhibit C – Account Statement and Invoices for Parkside [RRSB-T.L. Stroh Architects SD Subpoena 0306, 0494, 0496, 0497]	W	X		
ECF 96	Declaration of Sara J. Mueller (Hebron Brick Supply Co.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 96] Exhibit A – List and Ruins Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007-0019] Exhibit B – List and Craig Lake Home Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0067-0075] Exhibit C – List and Generations Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0031-0047] Exhibit D – List and Parkside Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0020-0030] Exhibit E – List and Lofts Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0065-0066]	W	X		
ECF	Declaration of Cody Madsen (Town & Country	W	Χ	tt	

97	Credit Union) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 97]				
	Exhibit A – Craig Development, LLC Bank Account Statement for Account ending -303 for the period of June 1, 2023 through June 30, 2023 Exhibit B – Jesse Craig Bank Account Statements for Account ending -641 for the period of May 4, 2022 through May 31, 2022				
ECF 98	Declaration of Clay Greenwood (First Community Credit Union) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 98]				
	Exhibit A – Craig Development, LLC Bank Account Statements for Account ending -1711 for the period of Jan. 2020 to April 2025 Exhibit B – Craig Properties LLC Bank Account Statements for Account ending -4695 for the period of Jan. 2020 to April 2025 Exhibit C – Jesse Craig Bank Account Statements for Account ending -7124 for the period of January 2020 through March 2025	W	X		
ECF 101	Declaration of Erica Schmitt (Limoges Construction, Inc). Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 101]				
	Exhibit A - RRSB-Limoges SD Subpoena 0007-0045 (Ruins)	W	X		
ECF 102	Declaration of Charles Aarestad (Red River State Bank) re: Draw Requests [ECF 102] Exhibits 1 - Ruins Draw #1 [RRSB Ruins 02338, 02340-02352] Exhibit 2 - Ruins Draw #2 {RRSB Ruins 02339] Exhibit 3 - Ruins Draw #3 [RRSB Ruins 02353-02364] Exhibit 4 - Ruins Draw #4 [RRSB Ruins 02365-02377] Exhibit 5 - Ruins Draw #5 [RRSB Ruins 02378-02404] Exhibit 6 - Ruins Draw #6 [RRSB Ruins 02405-	W	X		

	02445] Exhibit 7 - Ruins Draw #7 [RRSB Ruins 02446-02456] Exhibit 8 - Ruins Draw #8 [RRSB Ruins 02457-02499] Exhibit 9 - Ruins Draw #9 [RRSB Ruins 02500-02534] Exhibit 10 - Ruins Draw #10 [RRSB Ruins 02535-02561] Exhibit 11 - Ruins Draw #11 [RRSB Ruins 02562-02593] Exhibit 12 - Ruins Draw #12 [RRSB Ruins 02594-02609] Exhibit 13 - Ruins Draw #13 [RRSB Ruins 02610-02615] Exhibit 14 - Ruins Draw #14 [RRSB Ruins 02616-02624]					
ECF 132	Declaration of Rob Dewit (Baete-Forseth, HVAC, LLC) Certifying Records Pursuant to Federal Rule of Evidence 901(11) [ECF 132] Exhibit A – Account Statement, Invoices and Payment Records for Ruins Exhibit B – Payment Applications and Payment Records for Generations Exhibit C – Payment Applications, Payment Records, and Lien Waiver for Parkside Exhibit D – Payment Applications, Payment Records, and Lien Waivers for Lofts	W	X			
ECF 133	Declaration of Beau Koopal (Infrastructure Design Group, Inc.) Certifying Records Pursuant to Federal Rule of Evidence 901(11) [ECF 133] Exhibit A – Account Statement, Payment Records, & Lien Waivers for Ruins Exhibit B - Account Statement, Invoices, Payment Records & Lien Waivers for Generations Exhibit C – Professional Services Agreement, Account Statement, Invoices, Payment Records, & Lien Waivers for Parkside Exhibit D – Account Statement, Payment Records & Invoices for Lofts	W	X			
ECF 134	Declaration of Rick Kloos (Kloos Electric) Certifying Records Pursuant to Federal Rule of Evidence 901(11) [ECF 134]	W	X			

	Exhibit A – Estimate, Invoices & Payment Records for Ruins Exhibit B – Payment Applications, Estimates, Invoices, Payment Records, & Lien Waivers for Generations Exhibit C – Payment Applications, Estimate and Invoices, Payment Records, & Lien Waiver for Parkside Exhibit D – Payment Applications, Estimate and Invoices & Payment Records for Lofts				
ECF 135	Declaration of Jason Meester (Watertown Cashway Lumber, Inc.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 135] Exhibit A – Payment Application, Account Status Reports, Statements for the Ruins Exhibit B – Payment Applications, Account Status Reports, Statements for Generations Exhibit C – Payment Applications, Account Status Reports, Statements, Quote No. 2008-139501 for Parkside Exhibit D – Payment Application, Account Status Report, Statements, Invoice No. 2106-159979 for Lofts Exhibit E – Payment Records for All Craig Projects	W	X		
ECF 136	Declaration of Joe Bunkers (Gage Bros. Concrete Products, Inc.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 136] Exhibit A – Payment Applications, Payment Records, Proposal, Lien Waivers for Ruins Exhibit B – Payment Applications, Payment Records, and Lien Waivers for Generations Exhibit C – Payment Applications, Payment Records, and Lien Waivers for Parkside		X		
ECF 137	Second Declaration of Charles Aarestad (Red River State Bank) in Support of Motion to Convert [ECF 137] Exhibit A – Summary of Draw Request Invoices vs. Original Invoices and Exhibits 1-A to 11-F Exhibit B-1 - Email from Jesse Craig to Charles Aarestad 7/27/2022 re: Verification of Liquid assets (Cash & Checking) [RRSB Ruins 02790-02797]	W	X		

	Exhibit B-2 -FCCU Statement for Account -4695 from ECF 98, page 433 Exhibit B-3 - TCCU Statement of Account -641 for period May 4, 2022-May 31, 2022 from ECF 97, page 7 Exhibit C-1 - Email from Jesse Craig to Charles Aarestad 8/15/2023 re: PFS [RRSB Ruins 03367-03395]					
	Exhibit C-2 - FCCU Statement for Account - 7124 for period ending June 30, 2023 at ECF 98, page 623 Exhibit C-3 - TCCU Statement of Account -303 for period June 1, 2023-June 30, 2023 at ECF 97, page 4					
ECF 32	Ruins MOR for period ending 1/31/2025 [ECF 32]	M	X			
ECF 78	Ruins Amended MOR for period ending 02/28/2025 [ECF 78]	Μ	X			
ECF 79	Ruins Amended MOR for period ending 03/31/2025 [ECF 79]	M	X			
ECF 80	Ruins Amended MOR for period ending 4/30/2025 [ECF 80]	Μ	X			
ECF 81	Ruins Amended MOR for period ending 5/31/2025 [ECF 81]	Μ	X			
ECF 82	Ruins Amended MOR for period ending 6/30/2025 [ECF 82]	Μ	X			
ECF 83	Ruins Amended MOR for period ending 7/31/2025 [ECF 83]	М	X			
ECF 84	Ruins MOR for period ending 8/30/2025 [ECF 84]	М	X			
RR 1	Email from Jesse Craig to Charles Aarestad 7/27/2022 re: Verification of Liquid assets (Cash & Checking) [RRSB Ruins 02790-02797]	W	X			
RR 2	Email from Jesse Craig to Charles Aarestad 8/15/2023 re: PFS [RRSB Ruins 03367-03395]	W	X			
RR 3	The Ruins, LLC Answers to Interrogatories and Request for Production of Documents (Set I)	M	X			

	dated 9/22/2025				
RR 4	Construction Loan Agreement dated 3/9/2022 [RRSB Ruins 01078-01088]	W	X		
RR 5	Promissory Note dated 7.14.22 to Jesse Craig et. al.; Loan Agreement between Jesse Craig, et. al and Charles Aarestad dated 4/17/2023; Loan Restructure Agreement dated 6/29/2023; and check for \$400,000	М	X		
RR 6	Promissory Note dated 12/09/2022 to Craig Holdings, LLC; Loan Agreement between Jesse Craig et. al. and Randall Aarestad; Loan Restructure Agreement dated 6/29/2023; and check for \$600,000	М	X		
RR 7	Certified Copy of State Court Complaint (S.D. Court File No. 14CIV24-000068)	W	X		
RR 8	Certified Copy of State Court Motion for Partial Summary Judgment (S.D. Court File No. 14CIV24-000068)	W	X		
RR 9	Certified Copy of State Court Motion for Appointment of Receiver and Request for Expedited Hearing (S.D. Court File No. 14CIV24-000068)	W	X		
RR 10	Certified Copy of State Court Docket (S.D. Court File No. 14CIV24-000068)		X		
RR 11	Certified Copy of Order Appointing Receiver (S.D. Court File Nos. 14CIV24-000064 & 14-CIV24-000065)	W	X		
RR 12	Summary of Draw Request Invoices vs. Original Invoices (updated 10/16/25)	W			
ECF 114	Transcript of Deposition of Jesse Craig with Exhibits 1-28	M			
ECF 115	Transcript of Deposition of Mulinda Craig with Exhibits 29-34	M			
ECF 141- 11	Email of November 7, 2023 filed as Exhibit 11 [ECF 141-11]		X		
ECF 141- 12	First Amended Ruins Plan dated September 23, 2025 [ECF 141-12]		X		

ECF 141- 13	Disclosure Statement for First Amended Chapter 11 Plan for The Ruins, LLC [ECF 141-13]	X			
ECF 141- 14	Ruins Term Sheet [ECF 141-14]	X			
ECF 141- 15	Email of October 17, 2022 [ECF 141-15]	X			

^{* -} O - Original Record & Authenticity Only

Irregular Exhibits:		

Dated this 28th day of October, 2025.

VOGEL LAW FIRM

BY: /s/ Caren W. Stanley

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ATTORNEYS FOR RED RIVER STATE BANK

^{* -} A - Admitted into Evidence for all purposes

^{§ -} Federal Rule of Evidence Rule Number

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Dated: October 28, 2025 By: /s/ Maurice B. VerStandig

Maurice B. VerStandig, Esq. The Dakota Bankruptcy Firm

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Phone: (701) 394-3215 mac@dakotabankruptcy.com *Counsel for the Debtors*

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Re: The Ruins LLC Case No. 25-30004

STATE OF NORTH)
DAKOTA

OSS

COUNTY OF CASS

CERTIFICATE OF SERVICE

The undersigned does depose and say that on October 28, 2025, the following document(s):

RED RIVER STATE BANK'S EXHIBIT LIST

Was served electronically to the following:

All ECF Filing Participants

/s/ Caren W. Stanley